

## **Tax Increment Financing (TIF) District Advisory Board**

### **7.26.07 Meeting minutes**

#### **Town Hall Board of Selectmen's meeting room**

##### **Present:**

John McCormack, Chairman

George Infanti

Mel Reeve

Mike Trajano

Tom Wilson, Hendrix representative

##### **Not present :**

Jim Dannis

Al Hicks

Dave Roedel

Bill Parker, Director Community Development/TIF Administrator

Shirley Wilson, Recording Secretary

---

John McCormack opened the meeting at 7:30AM.

#### **1. Review of Agenda & minutes**

J. McCormack reviewed the agenda; there were no additions from the Board. J. McCormack then suggested one change to the minutes, stating that the word detrimental should be changed to decremental referring to the justification for what we propose may come to decremental analysis. J. McCormack also brought up Bill's surprise with the results of the survey on item #6, Economic Development and asked if there was one thing that stood out. B. Parker replied the permitting process because we were ranked so low and it would matter who we were compared to. If it were all Massachusetts towns that could mean their state laws facilitated a quicker process, and that would make a difference to our ranking. B. Parker also noted that he received email yesterday from Don Zizzi saying that the whole program was moving along really well and that he would try to be here for the next meeting. All were in agreement to accept the minutes.

#### **2. Update on Hendrix Wire and Cable**

J. McCormack summarized the presentation given this past Monday night and stated that everyone was very much in favor of doing what we can to make sure that the Hendrix expansion goes forward in Milford. Water Commissioner Walter Murray reserved the right to think about the proposal. G. Scaife noted the key was that the Selectmen had the capacity; in terms of road layout and land. This is a Select Board issue. The Water Commissioners were present because of the utility extensions and simply to bring everyone on board. J. McCormack noted that conceptual approval was given by Marmon and that the local representatives have made the point that they are clearly committed to making this happen. T. Wilson stated that with Marmon's approval, the clock started ticking; therefore, timing is an issue, although they could use the existing building, initially. J. McCormack also reiterated that the wetlands issue was a surprise and a wake-up call to all of us; we may have to decide if further evaluation is needed out there. J. McCormack said that there also may be the possibility of a land swap and a discussion about location followed. T. Wilson added that they would need to walk the property and offered to coordinate that with B. Parker.

G. Scaife stated that he has met with Bill Drescher. The essence of the resulting letter was that if we are to go into some type of funding arrangement to pay for roads and utilities, it would require a town vote. It was however, justifiable to hold a special meeting, but that takes time and the earliest date would probably be in late September. G. Scaife also noted that Jim Dannis had come up with some other avenues to pursue like betterment assessment, but there is a lot of research to be done and we are still waiting for a response from Bill Drescher. G. Scaife also said that the potential land swap could be expanded because it could also be a trade for the cost of the roads and infrastructure. The Select Board has the ability, today, to sell property in Brox without any restrictions as it is not specified how that transaction may be conducted; barter, trade or cash. Discussion ensued. T. Wilson said that additional land would change the equation. J. McCormack asked if that could be used as a mechanism to speed up the process, and if there were other layouts with less infrastructure. B. Parker

said we could get some cost updates quickly. J. McCormack said that some of the front end expenses would still be the same, no matter how long the road is. More discussion followed.

J. McCormack inquired if Hendrix was in the process of drilling some core samples. T. Wilson said that he found some old paperwork that contained drilling results; showing stoppage at 1.5 ft closer to Perry Rd and up to 9.5 ft further in. Another discussion regarding building locations ensued.

J. McCormack inquired what the next action would be. G. Scaife replied that we are waiting on Bill Drescher's response. J. McCormack noted that this Board could provide encouragement. B. Parker added that we could get right on the development costs as soon as a focus is decided. G. Scaife noted that the Selectmen meet again on Monday night, which gives us opportunity to get an update on Jim's communications and Bill's feedback.

### **3. Brox marketing agreement**

J. McCormack said that we have Grubb & Ellis's attention. B. Parker said we have their agreement and we have Dave's comments for review. J. McCormack reiterated that according to Dave's comments we should request the marketing fee be changed to 6% and we would want to exclude anything currently in process regarding the Brox property. J. McCormack then asked if there were any other comments from the Board. M. Reeve questioned how Landquest would be handled, directly with the town or through Grubb & Ellis. G. Infanti suggested that we provide a list of exclusions; i.e., Hendrix, Landquest, etc. G. Infanti also noted that there should be no month to month fees as that would be part of the normal marketing of the property. B. Parker said he would put all the comments together and forward to Jacob Akers, for their reaction, and then send the final version off to Bill Drescher.

### **4. Other business**

#### **A. Next meeting**

The next meeting date was scheduled for Wednesday, August 8th at 7:30 AM.

#### **B. Other**

- G. Infanti said that this is a good time of year right now to address the Hendrix proposal; another month or so and the focus will be on budgets. We are at a crucial stage right now where we will need to push very lightly over the next two weeks. Will there be a special meeting, and if so, there will need to be an incredible amount of marketing. J. McCormack said that our key objective will be to narrow down the focus and then get behind it fully. G. Infanti reiterated that this is the most flexible time for the Selectmen; however, they will have to take a strong stand to make the Hendrix expansion work. We also have a Select Board that is more in touch with Milford and its wants and needs.
- M. Reeve asked if there was any action being taken regarding possible wetland expansion; a brief discussion followed. B. Parker then said that this issue was very important and he would be meeting with Meridian next week. He could ask them for a cost estimate to do a new wetlands delineation.
- J. McCormack mentioned that we should keep the momentum going with the Northeastern Partnership, with Landquest, with the TIF District expansion and to get all the material on the website. We should be able to work with our new representatives and keep things going as well.

The meeting was adjourned at 8:20AM.

**To do items:**

- ⇒ Finalize the Grubb & Ellis/Coldstream marketing agreement
  - ⇒ Negotiate financial items
  - ⇒ Develop conceptual plan
  - ⇒ Prepare marketing recommendation for next BOS meeting
- ⇒ Website (Sept '07)
- ⇒ TIF District expansion
- ⇒ Brox industrial property
  - ⇒ Wetlands delineation
  - ⇒ Site presentation/clean up
  - ⇒ Revisit land prices
- ⇒ Economic Development partnership
  - ⇒ Review survey results
  - ⇒ Invite Don Zizzi to next meeting
  - ⇒ Update on DRED funding

**Continuing items:**

- ⇒ Maintain an on-going progress file.
- ⇒ Meet with developers.
- ⇒ State support
  - ⇒ Ten year plan for access to the property
  - ⇒ Job creation within two-year periods
- ⇒ On-going contact with Land Quest.